

GENERAL PLAN 2020 REFERRALS

COMMERCIAL/INDUSTRIAL/ZONING

The review of non-residential properties has been deferred until a comprehensive assessment is scheduled for commercial and industrial land use within the unincorporated County

PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST
NORTH COUNTY COMMUNITIES			
Bonsall			
<i>David Shibley and Arie de Jong</i> Located at the intersection of East Vista Way/Hwy 76 and Old River Road/Hwy 76. <ul style="list-style-type: none">11.39, 2.97 and 10.26 acres	1 du/2,4 acres, General Commercial, and 1 du/2,4,8 acres	General Commercial and Semi-Rural:1 du/2 acres	General Commercial on all three parcels
Hidden Meadows			
<i>Craig Grimm</i>	General Commercial	Office Commercial	Retain existing zoning
Rainbow			
<i>Bill and Gordon Stubblefield</i> <ul style="list-style-type: none">33.36 acres	General Commercial and 1 du/4,8,20 acres	Rural Lands: 1 du/20 acres and General Commercial	Expand Commercial plan designation from 3.84 acres to 9.12 acres in order to accommo-date septic and truck parking
Valley Center			
<i>Susan Barry</i>	1 du/acre	Semi-Rural: 1 du/2 acres	Commercial
EAST COUNTY COMMUNITIES			
Alpine			
<i>Bill Schwartz and Lyle Morton</i>	1 du/2,4 acres	Village: 2 du/acre	Commercial

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<i>Craig Linden (Kamps Propane)</i> 16245 Alpine Blvd.	1 du/4,8,20 acres	Rural Lands: 1 du/20 acres	Retain M54 – allow the propane business to continue
<i>Mark Turvey</i> Dunbar Lane and I-8.	1 du/4,8,20 acres	Rural Lands: 1 du/20 acres	Village Core category with commercial designation
<i>Sharon Grandi</i>	1 du/1,2,4 acres	Semi-Rural: 1 du/acre	Compatibility re-zoning
Lakeside			
<i>Jim Waring</i> Located in Blossom Valley area. • 16 total acres	1 du/2,4 acres	Semi-Rural: 1 du/2 acres	Commercial <u>or</u> Village: 2.9 du/acre or Village: 4.3 du/acre
<i>Michael Baxter</i>	General Impact Industrial	Limited Impact Industrial	Retain existing
<i>Mark Turvey</i> Old 80 Corridor, Flinn Springs	Residential, Commercial and Industrial	Residential, Commercial, and Industrial	Commercial and Industrial use all along Old Hwy 80 near the Lakeside and Alpine border
<i>Sean Green</i>	1 du/4,8,20 acres	Semi-Rural: 1 du/10 acres	M-58 (Industrial)
<i>Lori Signs</i>	Specific Plan	Specific Plan (Map correction)	Retain existing zoning
<i>Ken Decenza</i> (ECCC)	1 du/2,4 acres and 1 du/4,8,20 acres	Semi-Rural: 1 du/2 acres and 1 du/4 acres	M58 (Industrial)
<i>William Schwartz (representing South Coast)</i> South Coast	General Commercial, Service Commercial and Residential	General Commercial, Service Commercial and Residential	General Commercial

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<i>John Davis</i> Old Hwy 80 Corridor, Flinn Springs	Residential, Commercial and Industrial	Residential, Commercial and Industrial	C-37 (Commercial)
Ramona			
<i>Thure Stedt</i> The Grove Commercial and Industrial.	1 du/4,8 acres	Semi-Rural: 1 du/4 acres	General Commer-cial, Limited Impact Industrial and 1 du/4 acres
Spring Valley			
<i>Steve Paschall</i> Southeast of 54 and Jamacha. • 5.41 acres	4.3 du/acre (1 acre minimum zone)	Village: 4.3 du/acre	Light Industrial
BACKCOUNTRY COMMUNITIES			
Borrego Springs			
<i>William Schwartz</i> (representing Bill Collins) Tub Canyon area	1 du/ 4,8,20 acres	1 du/80 acres	Need to change zoning designation; General Plan designation is fine.
Tecate			
<i>Edward Drobeck</i>	1 du/ 4,8,20 acres	1 du/40 acres along area described	Would like at least a portion of his property zoned commercial
North Mountain/Palomar Mountain			
<i>Jerry McLees, Bruce Graves, Tom Burton Pascale Douet, and Francisco Valdovinos</i>	1 du/4 acres	1 du/40 acres	Add commercial and higher density near County Town

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